



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 6, 2014
1401-PUD-02
Exhibit 1

Petition Number: 1401-PUD-02

Subject Site Address: 740 N. Union Street

Petitioner: The Anderson Corporation

Request: Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District to the North Walk Planned Unit Development (PUD) District.

Current Zoning: SF-3

Current Land Use: Residential

Approximate Acreage: 2.7 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Site Plan
4. 181st Street PUD Ordinance

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the December 9, 2013, City Council meeting. The proposal will receive a public hearing at the January 6, 2014, Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on January 6, 2014, at the APC meeting.
 - Notice of the January 6, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
 - The Petitioner has planned a neighborhood meeting on January 2, 2014. This meeting is scheduled to occur after the publishing of this report. The Petitioner should be able to report a summary of the meeting to the APC at the January 6, 2014 APC meeting.
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PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 2.7+/- acres in size and is located on the east side of North Union Street and is approximately one-quarter (1/4) mile north of Hoover Street. The Property is currently zoned Single-Family 3 (SF-3).

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “North Walk PUD” that would allow up to sixteen (16) single-family residential dwellings to be built on the Property. The proposed conceptual plan depicts all sixteen lots being located on a single street that connects Union Street to Maple Lane. The proposed street layout is designed around a few existing large trees that would be preserved. The proposed PUD Ordinance establishes architectural and development standards that would be specific to this project.

Development and Architectural Standards: The proposed PUD Ordinance establishes development standards for lots that would be a minimum of forty (40) feet in width and would be required to be at least 3,500 square feet in size. The proposed PUD Ordinance also establishes landscaping standards that would supersede the City’s landscaping standards. Specifically, the proposed PUD Ordinance establishes planting requirements for each lot – the City’s landscaping standards establish planting requirements for the overall development. Also, the proposed PUD Ordinance establishes a denser buffer planting requirement against the adjacent MF-1 District to the north than the City’s landscaping standards would require.

The proposed PUD Ordinance establishes architectural requirements that restrict items like exterior building materials and roofing materials and require items like front porches and windows on all sides of the home. Staff is currently working with the Petitioner to clarify portions of the architectural standards section of the proposed PUD Ordinance.

The Proposed PUD Ordinance includes a section for required site amenities, but does not include any specific detail or specific requirements for those amenities. Staff is currently working with the Petitioner to clarify this section of the proposed PUD Ordinance.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as part of the Suburban Residential area. The Property falls just north of the identified boundary of the Grand Junction (downtown) area, as identified in the Grand Junction Implementation Plan 2013. However, the Property is within close proximity of the Grand Junction district and has received positive feedback from the Downtown Westfield Association and the Grand Junction Task Group. One of the over-arching goals of the Grand Junction Plan is to have as many people as possible living within walking distance of downtown as soon as possible. The proposed North Walk PUD project would help achieve that goal.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the January 6, 2014, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.